

MINUTES OF THE REGULAR MEETING OF THE FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY

April 24, 2003

On April 24, 2003, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia, at 6:40 p.m., for a presentation on At-Risk Properties. The presentation was given by Eric Hoffman and Michael Pearman of HCD Real Estate and Grants Management Division. After the presentation, Messrs. Hoffman and Pearman responded to questions from the Commissioners.

Commissioner Dunn requested that a yearly report on the at-risk properties be prepared and presented to the FCRHA. Commissioner Kershenstein asked that HCD prepare a future presentation on the rising demand for affordable housing in Fairfax County. As a follow up to Commissioner Kershenstein's comments, Commissioner Christian suggested that staff contact the new President of Northern Virginia Community College as a resource on these issues.

The Commissioners commended Messrs. Hoffman and Pearman and closed the presentation at 7:08 p.m.

CALL TO ORDER

FCRHA Vice Chair Ronald Christian called the regular meeting of the FCRHA to order at 7:09 p.m. and announced that he will be chairing the meeting because Commissioner Egan was out of town.

FCRHA Commissioners present and absent for a portion or all of the meeting were as follows:

PRESENT

Ronald Christian
Martin Dunn
Willard Jasper
John Kershenstein
H. Charlen Kyle
Elisabeth Lardner
Al McAloon
Lee A. Rau
Joan Sellers

ABSENT

Conrad Egan
Kenneth Butler

Also present at the meeting were Paula C. Sampson, Director, Department of Housing and Community Development (HCD); Mary A. Stevens, Deputy Director, HCD; Harry Swanson, Deputy Director, Revitalization and Real Estate, HCD; Patricia Schlener, Director of Administration, HCD; David Bobzien, County Attorney; David Stroh, FCRHA Counsel; Kristina Norvell, Director of Public Affairs, HCD; Michael Finkle, Director of Housing Management Division, HCD; James Hall, Chief, Housing Services Branch, HCD; Linda Cushing, Senior Housing Services Specialist, Housing Management Division, HCD; Anne Morrison, Asset Manager, HCD; Joe Maranto, Fiscal Administrator, Financial Management Division, HCD; Penny Xu, Fiscal Administrator, Financial Management Division, HCD; Mary Lou Thompson, Accountant III, Financial Management Division, HCD; Joan Beckner, Accountant II, Financial Management Division, HCD; James Speight, Director, Property Improvement and Maintenance Division, HCD; John Payne, Director, Design, Development and Construction Division, HCD; Barbara Carpenter, Director, Policy and Planning, Office of Revitalization, HCD; Erik Hoffman, Director, Real Estate Finance and Grants Management Division, HCD; Audrey Spencer-Horsley, Housing and Community Developer IV Real Estate Finance and Grants Management Division, HCD; James Bray, Senior Real Estate Finance Officer, Real Estate Finance and Grant Management Division, HCD; Barbara Silberzahn; Chief, Homeownership and Relocation Branch, HCD; Bonnie Conrad, Program Manager, Homeownership and Relocation Services, HCD; Elisa Johnson, Grants Coordinator, Real Estate Finance and Grants Management Division, HCD; Michael Pearman, Management Analyst, HCD; Cynthia Ianni, Senior Program Manager, Office of Revitalization, HCD; Vic Straw, Engineer II, Property Improvement and Maintenance Division, HCD; and Winifred A. Clement, FCRHA Assistant, HCD.

Commissioner Christian gave an overview of the agenda and drew attention to the fact that Action Item Number 8 was deleted from the agenda but will be on the Agenda for the May 22nd meeting.

APPROVAL OF MINUTES

A motion was made by Commissioner Rau, seconded by Commissioner Dunn, to adopt the minutes of the March 6, 2003 meeting as written. A vote was taken and the motion carried, with Commissioner Jasper and abstaining, since he did not attend the meeting.

A motion was made by Commissioner Dunn, seconded by Commissioner Lardner, to adopt the minutes of the April 9, 2003 meeting as written. A vote was taken and the motion carried, with Commissioners Jasper and Dunn abstaining, since they did not attend the meeting.

ACTION ITEMS

1

RESOLUTION NO. 20-03

ADOPTION OF THE FY 2004 CONSOLIDATED FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY/DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT OPERATING AND CAPITAL BUDGET PLAN

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA):

1) Adopts the FY 2004 FCRHA/Department of Housing and Community Development (HCD) Operating and Capital budgets for the following funds appropriated by the FCRHA as presented to the FCRHA at the April 24, 2003 meeting:

Fund 940:	FCRHA General/Operating
Fund 941:	Fairfax County Rental Program
Fund 945:	Non-County Appropriated Rehabilitation Loans
Fund 948:	FCRHA Private Financing
Fund 949:	FCRHA Internal Service
Fund 950:	FCRHA Partnerships
Fund 965:	FCRHA Housing Grants

2) Acknowledges the Operating and Capital budgets including the County Executive's recommendations and the FCRHA's requests as presented to the FCRHA at the April 24, 2003 meeting for the following funds appropriated by the County.

Fund 001:	HCD General Operating
Fund 141:	Elderly Housing Program
Fund 142:	Community Development Block Grant
Fund 143:	Homeowner and Business Loan Program
Fund 144:	Housing Trust Fund
Fund 145:	HOME Investment Partnership Grant
Fund 340:	Housing Assistance Program

A brief summary on the budget cuts was given by HCD Director Paula Sampson. After the presentation, Ms. Sampson, assisted by Ms. Mary Lou Thompson, Financial Management Division, HCD, responded to questions from the Commissioners.

A motion was made by Commissioner McAloon, seconded by Commissioner Jasper, to adopt Resolution Number 20-03. After discussion, a vote was taken, and the motion carried unanimously.

2.

RESOLUTION NO. 21-03

ADOPTION OF THE FY 2004 SECTION 8 HOUSING
ASSISTANCE PROGRAM OPERATING BUDGET FOR
ANNUAL CONTRIBUTIONS CONTRACT P-2509 AND P-2515

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the FY 2004 budget for Annual Contributions Contract (ACC) P-2509 and P-2515 totaling 3,506 units which is necessary for the operation of the FY 2003 Section 8 Housing Assistance Program, and authorizes submission of the budgets to the U.S. Department of Housing and Urban Development.

A brief presentation on Resolution Number 21-03 was given by Mary Lou Thompson of HCD Financial Management Division. After the presentation, Ms. Thompson responded to questions from the Commissioners.

A motion was made by Commissioner Dunn, seconded by Commissioner Jasper, to adopt Resolution Number 21-01. After discussion a vote was taken, and the motion carried unanimously.

3. RESOLUTION NUMBER 22-03

AUTHORIZATION TO EXTEND THE AGREEMENT OF SALE WITH ROCKY GORGE
ENTERPRISES FOR CHAIN BRIDGE GATEWAY PROPERTY UNTIL
JANUARY 8, 2004 (BRADDOCK DISTRICT)

BE IT HEREBY RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the extension of the Agreement of Sale with Rocky Gorge Enterprises for the Chain Bridge Gateway property until January 8, 2004 in return for the release of all escrows to the FCRHA, which will be credited to the purchase price at closing and the payment of an additional \$100,000 to the FCRHA within five days of the execution of the second amendment, which shall not be credited to the purchase price at closing.

Ms. Anne Morrison, HCD Asset Manager, responded to questions from the Commissioners after a brief presentation on Resolution Number 22-03.

Commissioner Christian introduced Ms. Jack Anderson, a representative of the purchaser. Mr. Anderson thanked the FCRHA for evaluating his company's proposal.

A motion was made by Commissioner Jasper, seconded by Commissioner Dunn, to adopt Resolution Number 22-03. After discussion, a vote was taken, and the motion carried, with Commissioner Sellers abstaining.

4. RESOLUTION NUMBER 23-03

APPROVAL OF FINANCING PLAN FOR THE CONSTRUCTION OF THE
HERNDON SENIOR CENTER AND AUTHORIZATION TO ISSUE FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY BOND ANTICIPATION NOTES
FOR PURCHASE BY FAIRFAX COUNTY IN CONNECTION THEREWITH
(DRANESVILLE DISTRICT)

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority ("FCRHA"):

1. Approves the financing plan for the construction of the Herndon Senior Center as presented at its meeting of April 24, 2003.
2. Authorizes the issuance of FCRHA bond anticipation notes for purchase by Fairfax County (the "County"), backed by the full faith and credit of the FCRHA, in an amount up to \$7,400,000 for a term of two years, with an option to extend for one additional year, to bear interest at a rate equal to the one-year United States Treasury securities constant maturity index (the "Index") at the time of issue plus 25 basis points. On June 30 each year, the interest rate is adjusted to the Index rate then in effect plus 25 basis points.
3. Authorizes the Chairman, Vice Chairman, Secretary or an Assistant Secretary to execute and deliver all documents relating to issuance and sale of the bond anticipation notes and extensions thereof.

RESOLUTION NUMBER 24-03

AUTHORIZATION TO DRAW AGAINST THE LINE OF CREDIT WITH SUNTRUST BANK
FOR USE IN CONNECTION WITH THE HERNDON SENIOR CENTER
(DRANESVILLE DISTRICT)

BE IT RESOLVED, that in the event Fairfax County does not timely purchase Fairfax County Redevelopment and Housing Authority ("FCRHA") issued bond anticipation notes, the FCRHA:

1. Authorizes drawing against the line of credit in an amount up to \$7,400,000 for the purpose of advancing funds toward the construction of the Herndon Senior Center and/or repayment of bond anticipation notes issued to the Board of Supervisors in connection with the Herndon Senior Center.

2. Authorizes the Chairman, Vice Chairman, Secretary or an Assistant Secretary to execute and deliver all documents relating to drawing funds under the line of credit from SunTrust Bank for the purposes set forth in item 1 above.

A brief presentation was given by James Bray of the Real Estate Finance and Grant Management Division, on Resolution Numbers 23-03 and 24-03, respectively, after which he responded to questions from the Commissioners.

A motion was made by Commissioner Dunn, seconded by Commissioner Sellers, to adopt Resolution Numbers 23-03 and 24-03. After discussion a vote was taken and the motion carried unanimously.

5. RESOLUTION NUMBER 25-03

APPROVAL OF THE RICHMOND HIGHWAY FAÇADE IMPROVEMENT PROGRAM
AND AUTHORIZATION TO REQUEST BOARD OF SUPERVISORS APPROVAL OF THE
PROPOSED AMENDMENTS TO THE ROUTE ONE REHABILITATION DISTRICT
(LEE AND MOUNT VERNON DISTRICTS)

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA):

1. Approves the *Richmond Highway Façade Improvement Program* as presented to the FCRHA in Attachment 4, with implementation of that program to be contingent upon the Board of Supervisors adoption of an appropriate resolution of the proposed amendments to the Route One Rehabilitation District ("District"); and

2. Requests adoption of an appropriate resolution by the Board of Supervisors of an amendment to the District (a) to expand the District to include an additional fourteen parcels from census tract 4155, block 2 within the boundaries of the District; such parcels are identified as Fairfax County tax map parcel numbers: 101-2((1)) parcels 41, 42, 43, 44, 45, 60, 60A, 61, 63, 64A, 65, 66, 67, and 68, and (b) to expand the purpose of the District and the powers of the FCRHA in a portion of the District to include providing grants and loans to commercial property and business owners located in the Richmond Highway Area Corridor Community Business Centers (CBCs) and the adjacent Suburban Neighborhoods (SNs), as such areas are defined and shown in the Fairfax County Comprehensive Plan, for assistance in planning, development, construction, repair, rehabilitation or maintenance of commercial buildings and sites.

A brief presentation was given by Cynthia Ianni, HCD Revitalization Division, after which she responded to questions from the Commissioners. Ms. Ianni introduced representatives of the Southeast Fairfax Development Corporation. Ms. Becky Witsman, one of the representatives, said her organization looked forward to this project serving as a stimulus to Route 1 developers.

After Ms. Ianni responded to comments and questions from the Commissioners, a motion was made by Commissioner Lardner, seconded by Commissioner McAloon, to adopt Resolution Number 25-03. A vote was taken after discussion, and the motion carried unanimously.

6. RESOLUTION NUMBER 26-03

AUTHORIZATION TO REPURCHASE AND TO RESELL A MODERATE INCOME DIRECT SALES (MIDS) PROPERTY LOCATED AT 12253 FAIRFIELD HOUSE DRIVE, #405C, FAIRFAX, VIRGINIA 22033 WITH MONIES FROM FUND 143, HOMEOWNER AND BUSINESS LOAN PROGRAM (SPRINGFIELD DISTRICT)

BE IT RESOLVED, that the FCRHA hereby designates funding in the amount up to \$137,000 from Fund 143, Homeowner and Business Loan Program, Project 013845, MIDS Resales, to be used to repurchase and repair the MIDS property located at 12253 Fairfield House Drive, #405C, Fairfax, VA 22033 (Property) prior to reselling that property under the First-Time Homebuyers Program;

BE IT RESOLVED, that the FCRHA hereby authorizes the resale of the Property referenced above to be sold to an eligible applicant in the First-Time Homebuyers Program in accordance with the interim criteria described in this item for a price up to \$137,000; and

NOW THEREFORE BE IT RESOLVED, that the Chairman, Vice Chairman and any Assistant Secretary are each hereby authorized on behalf of the FCRHA to execute and record with respect to the Property among the land records of Fairfax County new covenants in a form approved by the FCRHA at its meeting on March 6, 2003 for the First-Time Homebuyers Program and to enter into such agreements, deeds, and other instruments as may be necessary or appropriate to sell and convey the Property as described above, subject to such new covenants.

After a brief presentation, Barbara Silberzahn responded to questions from the Commissioners. A motion was made by Commissioner Jasper, seconded by Commissioner Rau, adopt Resolution Number 26-03. A vote was taken after discussion, and the motion carried unanimously.

7. RESOLUTION NUMBER 27-03

AUTHORIZATION TO REPURCHASE AND TO RESELL A MODERATE INCOME DIRECT SALES (MIDS) PROPERTY LOCATED AT 8663 BENT ARROW COURT, SPRINGFIELD, VIRGINIA 22153 WITH MONIES FROM FUND 143, HOMEOWNER AND BUSINESS LOAN PROGRAM (MOUNT VERNON DISTRICT)

BE IT RESOLVED, that the FCRHA hereby designates funding in the amount up to \$131,000 from Fund 143, Homeowner and Business Loan Program, Project 013845, MIDS Resales, to be used to repurchase and repair the MIDS property located at 8663 Bent Arrow Court, Springfield, Virginia 22153 (Property) prior to reselling that property under the First-Time Homebuyers Program;

BE IT RESOLVED, that the FCRHA hereby authorizes the resale of the Property referenced above to be sold to an eligible applicant in the First-Time Homebuyers Program in accordance with the interim criteria described in this item for a price up to \$131,000; and

NOW THEREFORE BE IT RESOLVED, that the Chairman, Vice Chairman and any Assistant Secretary are each hereby authorized on behalf of the FCRHA to execute and record with respect to the Property among the land records of Fairfax County new covenants in a form approved by the FCRHA at its meeting on March 6, 2003 for the First-Time Homebuyers Program and to enter into such agreements, deeds, and other instruments as may be necessary or appropriate to sell and convey the Property as described above, subject to such new covenants.

After a brief presentation, Barbara Silberzahn responded to questions from the Commissioners.

A motion was made by Commissioner Jasper, seconded by Commissioner Lardner, to adopt Resolution Number 27-03. A vote was taken after discussion, and the motion carried unanimously.

8. ~~RESOLUTION NO. 28-03~~

~~AUTHORIZATION TO EXECUTE A QUALIFIED SELLER AGREEMENT
FOR THE FAIRFAX COUNTY REVITALIZATION INCENTIVE FUND PROGRAM~~

~~WHEREAS, the mission of the Fairfax County Redevelopment and Housing Authority (hereinafter called the "Authority") is to assist in the redevelopment and revitalization of non-residential and other areas; and~~

~~WHEREAS, the Fairfax County Revitalization Incentive Fund Program will further this goal through the provision of loans primarily to developers and/or businesses to stimulate, encourage and support selected economic development projects; and~~

~~WHEREAS, the Authority selected Community Reinvestment Fund, Inc. (CRF) to assist the Department of Housing and Community Development in the design and implementation of the program; and~~

~~WHEREAS, the Qualified Seller Agreement and the form of the Loan Purchase Agreement are attached hereto;~~

~~BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority authorizes and directs the Secretary or an Assistant Secretary of the Authority to execute the Qualified Seller Agreement to implement the Fairfax County Revitalization Incentive Fund Program and other documentation related thereto.~~

The above resolution was deleted from the agenda and will be considered at a future FCRHA meeting.

9. RESOLUTION NUMBER: 29-03

AUTHORIZATION TO ENTER INTO CONTRACTS BETWEEN THE FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY AND COMMUNITY
HOUSING DEVELOPMENT ORGANIZATIONS FOR HOME INVESTMENT
PARTNERSHIPS PROGRAM FUNDS

NOW, THEREFORE, BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes:

- (1) the Chairman, Vice Chairman, or any Assistant Secretary of the FCRHA to execute a contract between the FCRHA and Homestretch, Inc. (Homestretch) for \$150,000 in Home Investment Partnerships (HOME) Program funds for the purpose of acquiring three condominiums to be used as transitional housing; and
- (2) the Chairman, Vice Chairman, or any Assistant Secretary of the FCRHA to execute a contract between the FCRHA and Robert Pierre Johnson Housing Development

Corporation (RPJ) for \$160,000 in Home Investment Partnerships (HOME) Program funds for the purpose of acquiring and rehabilitating a minimum of four properties, three of which be leased to low-income families and one would be used for a transitional housing program; and

- (3) the Chairman, Vice Chairman, or any Assistant Secretary of the FCRHA to execute a contract between the FCRHA and Robert Pierre Johnson Housing Development Corporation (RPJ) for \$120,000 in the Home Investment Partnerships (HOME) Program funds for the purpose of acquiring a minimum of three Properties, rehabilitating as needed, and selling to the first time home buyers; and
- (4) the Chairman, Vice Chairman, or any Assistant Secretary of the FCRHA to execute a contract between the FCRHA and Wesley Housing Development Corporation (WHDC) for \$207,851 in Home Investment Partnerships (HOME) Program funds for WHDC to develop 22 one and two bedroom apartments for persons with disabilities; and
- (5) the Chairman, Vice Chairman, or any Assistant Secretary of the FCRHA to execute documents as required for loans by the FCRHA in the amount of \$150,000 to Homestretch, \$160,000 to RPJ, \$120,000 to RPJ and \$207,851 to WHDC; and
- (6) the Loan Underwriting Committee of the Department of Housing and Community Development to underwrite and specify the terms of the loans to Homestretch, RPJ and WHDC.

A presentation was given by Erik Hoffman, Director, Real Estate Finance and Grants Management, after which he proceeded to answer questions from the Commissioners.

A motion was made by Commissioner Kyle, seconded by Commissioner McAloon, to adopt Resolution Number 29-03. A vote was taken after discussion, and the motion carried unanimously.

10. RESOLUTION NUMBER 30-03

AUTHORIZATION TO SUBMIT APPLICATIONS FOR: 1) A SPECIAL EXCEPTION AMENDMENT AND 2) REVIEW AND DETERMINATION AS REQUIRED BY SECTION 15.2-2232 OF THE CODE OF VIRGINIA TO THE FAIRFAX COUNTY DEPARTMENT OF PLANNING AND ZONING AS AGENT FOR THE PROPERTY FEE TITLE OWNER, THE FAIRFAX COUNTY BOARD OF SUPERVISORS, AND AS LESSEE OF A PORTION OF THE PROPERTY FOR THE PROPOSED EXPANSION OF THE LEWINSVILLE CENTER (DRANESVILLE DISTRICT)

BE IT HEREBY RESOLVED, that subject to consent thereto by the Board of Supervisors, the Fairfax County Redevelopment and Housing Authority authorizes the submission of a Special Exception Amendment Application and an application for determination of conformance with the Comprehensive Plan required under Section 15.2-2232 of the Code of Virginia to the Fairfax County Department of Planning and Zoning, as agent for the Fairfax County Board of Supervisors, the owner of the affected land, and as lessee of a portion of such affected land for the proposed expansion of the Lewinsville Center, as generally described in this item and generally depicted on the drawing attached to this item, and authorizes any Assistant Secretary to execute and submit all documents necessary or appropriate for such application submission and the processing and subsequent approval thereof.

A brief presentation was given by Tom Armstrong, Design, Development, and Construction Division, HCD, after which he responded to questions from the Commissioners.

A motion was made by Commissioner Dunn, seconded by Commissioner Jasper, to adopt Resolution Number 30-03. After discussion, a vote was taken, and the motion carried unanimously.

11. RESOLUTION NUMBER 31-03

APPROVAL OF ISLAND WALK COOPERATIVE BYLAWS AMENDMENTS
SUBJECT TO CERTAIN CONDITIONS

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby approves the amendments to the Island Walk Cooperative bylaws. As noted, the Cooperative has voted to approve the bylaw amendments. Such approval of the bylaw amendments is subject to the conditions below:

1. An appraisal provided and directed to the Cooperative and the FCRHA substantiating the purchase price;

2. Approval by the FCRHA of the purchase contract after the Cooperative or the developer has described the rehabilitation, financing, and development plan for the project; and
3. Such approval of the bylaw amendments is rescinded if the condition in paragraph 2 is not achieved by June 30, 2003.

A brief presentation was given by Erik Hoffman and Michael Pearman on Resolution Number 31-03. Responding to a question from Commissioner Kershenstein regarding the role of the FCRHA. Mr. Pearman explained that after this process, the FCRHA will have no role in Island Walk.

The bylaws amendments under consideration were provided as an attachment to the items.

Commissioner Christian introduced seven representatives of the Island Walk Cooperative and thanked them for the active role they are playing on the cooperative.

A brief comment was made by the attorney representing Island Walk, Brendan Bunn. He assured the FCRHA that the Community Preservation Development Corporation taken a good look at this process and is capable of purchasing and maintaining the property as affordable housing.

A motion was made by Commissioner Rau, seconded by Commissioner Dunn, to adopt Resolution Number 31-03. After discussion, a vote was taken and the motion carried, with Commissioner Kershenstein abstaining.

Commissioner Christian thanked Messrs. Hoffman and Pearman for the work with this project.

ADMINISTRATIVE ITEMS

1. RESOLUTION NUMBER 32-03

AUTHORIZATION TO ENTER INTO A CONTRACT WITH THE LOWEST RESPONSIVE
AND RESPONSIBLE BIDDER FOR THE REHABILITATION AT PROJECT VA 19-36,
BELLEVIEW APARTMENTS, WITHIN FUND 969, PUBLIC HOUSING PROGRAMS
UNDER MODERNIZATION (MOUNT VERNON DISTRICT)

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) determines that Argent Heating & Cooling is the lowest responsive and responsible bidder for the renovations, as described in the bid materials and the item presented to the FCRHA, of FCRHA-owned units at Belleview Apartments and hereby authorizes:

- 1) Any Assistant Secretary to enter into a contract approved by FCRHA's counsel in the amount of \$120,294 for these improvements to the Belleview Apartments

with Argent Heating & Cooling.

- 2) Any Assistant Secretary to approve change orders to this contract in an amount not to exceed 10% percent of the contract (\$12,030) and designate a contracting officer.

Vic Straw of the Comprehensive Grant Program gave a brief presentation on Resolution Number 32-03, after which he responded to questions from the Commissioners.

A vote was taken after discussion, and the motion carried unanimously.

2. RESOLUTION NUMBER 33-03

APPOINTMENT OF HARRY SWANSON AS AN ASSISTANT SECRETARY OF THE
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

NOW, THEREFORE, BE IT RESOLVED, that Harry Swanson, Deputy Director, Revitalization and Real Estate, Department of Housing and Community Development, is appointed Second Assistant Secretary of the FCRHA, effective April 24, 2003.

After a brief presentation by HCD Deputy Director Mary Stevens, a motion was made by Commissioner McAloon, seconded by Commissioner Sellers, to adopt Resolution Number 33-03. A vote was taken after discussion, and the motion carried unanimously.

3. RESOLUTION NUMBER 34-03

RESOLUTION COMMENDING THE PROPERTY IMPROVEMENT AND MAINTENANCE
DIVISION FOR EXEMPLARY SERVICE

WHEREAS, the staff of the Property Improvement and Maintenance Division (PIMD) dutifully served the Fairfax County Redevelopment and Housing Authority (FCRHA) during the blizzard of 2003; and

WHEREAS, Property Improvement and Maintenance Division staff were solely responsible for clearing all snow from walkways, steps and parking lots on FCRHA properties; and

WHEREAS, Property Improvement and Maintenance Division worked tirelessly over a three-day period to maintain safe conditions for residents on FCRHA properties; and

WHEREAS, Property Improvement and Maintenance Division staff displayed dedication and courage by braving hazardous road conditions to travel to FCRHA properties;

NOW, THEREFORE, BE IT RESOLVED, that the FCRHA expresses sincere

appreciation to the staff of the Property Improvement and Maintenance Division for its dedicated service on behalf of the FCRHA to the residents living in FCRHA-owned properties.

After a brief presentation given by James Speight, in which he praised PIMD staff for a 95% show during the blizzard of 2003, a motion was made by Commissioner Christian, seconded by Commissioner Dunn, to adopt Resolution Number 34-03. After discussion, a vote was taken and the motion carried unanimously.

The FCRHA presented a silver shovel to James Speight on behalf of his staff, in appreciation for their dedication to duty. Paula Sampson announced that a breakfast will be served at the PIMD office on Tuesday, April 29 at 8:00 a.m. Commissioner Kyle suggested that the Board of Supervisors be informed of the award.

CLOSED SESSION

A Motion was made by Commissioner Dunn, seconded by Commissioner Kershenstein, that the Fairfax County Redevelopment and Housing Authority ("FCRHA") go into Closed Session for discussion and consideration, pursuant to Virginia Code Section 2.2-3711(A)(3), of the disposition of publicly held real property located in Fairfax County on Westglade Court near Sunrise Valley Drive where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA.

A vote was taken by roll call of the Commissioners present, and the FCRHA went into Closed Session at 8:45 p.m.

OPEN MEETING RESUMED

A motion was made by Commissioner Dunn, seconded by Commissioner Jasper, that the members of the Fairfax County Redevelopment and Housing Authority certify that to the best of their knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the Fairfax County Redevelopment and Housing Authority during Closed Session.

A vote was taken by roll call of the Commissioners present, and the motion carried unanimously. Open meeting resumed at 9:15 p.m.

INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – April 24, 2003
2. Contracts of \$50,000 or Less
3. Minutes of the Housing Ownership, Management, and Security Committee Meeting -

April 15, 2003

4. Minutes of the Revitalization and Redevelopment Committee Meeting – April 15, 2003
5. Minutes of the Finance Committee Meeting – April 15, 2003 – *Correct minutes to reflect that Commissioner Jasper was present at the April 23, 2003 meeting.*
6. Minutes of the Planning and Development Committee Meeting – April 15, 2003
Correct minutes to reflect the correct spelling of Commissioner Kyle's name.
7. Monthly Affordable Dwelling Unit (ADU) Tracking Report – *Commissioner Kershenstein asked that HCD keep a running total of the ADUs sold, sale prices, and market prices. Ms. Sampson said the ADU policy will be coming back to the FCRHA in May.*
8. The Fairfax County Redevelopment and Housing Authority Annual Plan Update for Fiscal Year 2004, Prepared under the Federal Quality Housing and Work Responsibility Act of 1998
9. Quarterly At-Risk Housing Projects Report: Status of the Project- Based Section 8, Section 221(d)(3)/236, and Bond Financed Developments and Non-Subsidized Housing, with Modest Rents in Fairfax County – *brief discussion – Section 8 Project owner in Virginia Beach will not renew its contract.*
10. Fairfax County Redevelopment and Housing Authority Calendar of Meetings for May and June 2003. *HCD Deputy Director Mary Stevens announced that a joint meeting of the Planning Commission Redevelopment and Housing Committee and the FCRHA will be held June 11.*

ADJOURNMENT

A motion was made by Commissioner Jasper, seconded by Commissioner Kyle, to adjourn the meeting at 10:00 p.m. A vote was taken and the motion carried unanimously.

(Seal)

Ronald Christian, Acting Chairman

Paula C. Sampson, Assistant Secretary